GONSHAW ASSOCIATES
CHARTERED ARCHITECT

DESIGN AND ACCESS STATEMENT
REGARDING THE REFURBISHMENT, EXTENSION AND CONVERSION OF A VACANT PROPERTY TO 2 APARTMENTS AT 18-20 ROCHDALE ROAD M4 4HT

USE

The Planning Application referred to on the forms and drawings relate to the property of 18-20 Rochdale Road on a corner plot immediately adjacent to Sudell Street. It is a substantial corner property, formerly commercial use but fallen vacant for a significant number of years and is in a poor state of repair.

The proposal involves the refurbishment of the property in its entirety with the conversion of the ground floor and upper floors, into two duplex apartments (C3).

AMOUNT OF DEVELOPMENT

The external appearance of the property will be enhanced as its present state is exceedingly poor. The proposed refurbishment is in keeping with the area and would mean a significant improvement to both the existing building itself and the streetscape. Changes to the external appearance of the building relate to the removal of an old and dilapidated fire escape on the Sudell Street elevation, the provision of new glazing to the ground floor (Rochdale Road elevations), the replacement of defective windows.

LAYOUT

The internal layout of the property is to be altered as noted and indicated on the drawings, with the provision of two bedrooms, living/dining, kitchen and bathrooms for each apartment. Access to Apartment 1 and Apartment 2 are separate and are from Sudell Street

For vehicles, there is parking space on site and public car parking is available immediately opposite on Rochdale Road.

SCALE OF DEVELOPMENT

The drawings together with the Application documents indicate the areas involved together with the accommodation being provided. Its scale and size is in keeping with the appearance of the existing building, and the streetscape.

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LOCAL IMPACT

The proposals are in keeping with the area which is a mixture of commercial and residential with new residential buildings on the approach into Manchester. The building is within walking distance of shopping facilities along Rochdale Road, with easy access into the centre of Manchester.
As regards public transport there are a number of bus stops within easy walking distance on Rochdale Road.

SITE LAYOUT AND PARKING

There is access from Sudell Street into the residents parking area, with provision for bicycles immediately adjacent to the building.

RESIDENTIAL QUALITY

The proposed apartments provide the following accommodation;

- Apartment 1 112 m²
- Apartments 2 112m²

The internal space standards set out in the appendix of the Manchester Residential Quality Guidance Notes of 2017, set out a recommendation of 37 m² per apartment. The proposals therefore provide space standards comfortably within those guidelines.

SECURITY

The principal issues to be addressed relate to internal and external protection and security for visitors and residents. With regard to the internal arrangement access into the building is via Sudell Street. Residents can access their apartment by key operated locks at the main door and their individual apartment doors. Visitors would have restricted access, controlled by a door entry system. Residents would therefore be in control, from within their apartment.
Externally it is important to maintain reasonable lighting levels for security purposes, security lighting is proposed with perimeter security lighting particularly at the entrance and the car park.

CONCLUSION

The proposals would provide apartments adding to the housing stock available within the borough. Most importantly it would reinvigorate and bring back into use a vacant and dilapidated building and enhance the appearance of the property and streetscape.

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GONSHAW ASSOCIATES **28 August 2019**